016.0	0004	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	754,200 / 754,200
					USE VALUE:	754,200 / 754,200
					ASSESSED:	754,200 / 754,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
82		MARY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LANGONE PAULA A	
Owner 2:		
Owner 3:		
Street 1:	82 MARY STREET	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .127 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1937, having primarily Aluminum Exterior and 1830 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5552.000	285,000		469,200	754,200
Total Card	0.127	285,000		469,200	754,200
Total Parcel	0.127	285,000		469,200	754,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 412.24 | /Parcel: 412.24

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	11588
GIS Ref	
GIS Ref	
Insp Date	04/13/09

!1405!

PREVIOUS ASSESSMENT

Parcel ID: 016.0-0004-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	285,000	0	5,552.	469,200	754,200		Year end	12/23/2021
2021	101	FV	276,800	0	5,552.	469,200	746,000		Year End Roll	12/10/2020
2020	101	FV	276,800	0	5,552.	469,200	746,000	746,000	Year End Roll	12/18/2019
2019	101	FV	228,100	0	5,552.	498,600	726,700	726,700	Year End Roll	1/3/2019
2018	101	FV	228,100	0	5,552.	363,700	591,800	591,800	Year End Roll	12/20/2017
2017	101	FV	228,100	0	5,552.	316,700	544,800	544,800	Year End Roll	1/3/2017
2016	101	FV	228,100	0	5,552.	269,800	497,900	497,900	Year End	1/4/2016
2015	101	FV	222,700	0	5,552.	264,000	486,700	486,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	19:57:11

LAST REV

Date	Time
04/14/09	15:42:09
hchinal	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 1405

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LANGONE WILLIAM	23418-56		7/13/1993		80,000	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/4/2006	337	Manual	4,000					10 x 10 screen por
2/11/2003	86	Add Att	5,000					

ACTIVITY INFORMATION

Date	Result	By	Name
4/13/2009	Meas/Inspect	163	PATRIOT
11/4/1999	Inspected	267	PATRIOT
9/28/1999	Mailer Sent		
9/28/1999	Measured	267	PATRIOT
8/26/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	11588
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5552		Sq. Ft.	Site		0	80.	1.06	1									469,246						469,200	

Total AC/HA:	0.12746	Total SF/SM:	5552	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	469,246	Spl Credit		Total:	469,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	8 - Brick Veneer	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1937	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G5	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99138588
Adj $ / SQ:	173.988
Other Features:	88000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	387203
Depreciation:	102222
Depreciated Total:	284982

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

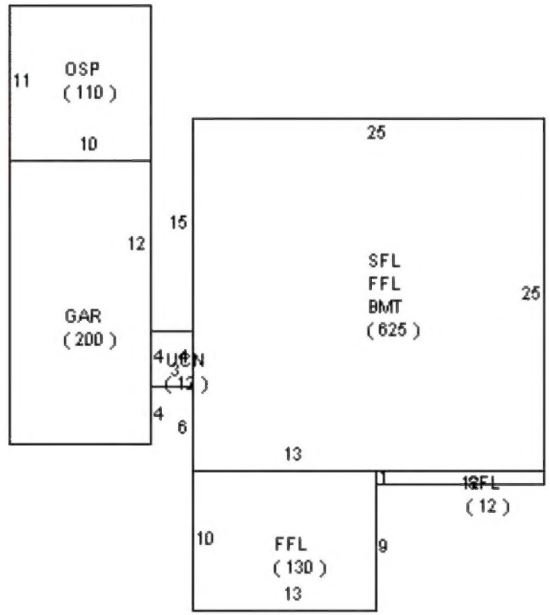
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	173.99
Special Features:	0	Val/Su Net:	121.85
Final Total:	285000	Val/Su SzAd	204.74

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	755	173.990	131,361
SFL	Second Floor	637	173.990	110,830
BMT	Basement	625	75.950	47,466
GAR	Garage	200	27.260	5,453
OSP	Screen Porch	110	34.350	3,779
UCN	Canopy	12	26.170	314

Net Sketched Area:	2,339	Total:	299,203
Size Ad	1392	Gross Area	2339	FinArea	1830
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	70	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

016.0-0004-0010.0

IMAGE

AssessPro Patriot Properties, Inc